

**RESOLUTION NO. 21-108**

**A RESOLUTION OF THE CITY OF PANAMA CITY BEACH, VACATING, CLOSING AND ABANDONING PORTIONS OF UTILITY EASEMENTS WITHIN THE PANAMA FLATS DEVELOPMENT ADJACENT TO GRAND PANAMA BOULEVARD; VESTING THE FEE SIMPLE TITLE TO SAID ABANDONED PROPERTY IN PERSONS, FIRMS OR CORPORATIONS AS PROVIDED BY LAW.**

WHEREAS, the City obtained a nonexclusive easements under, over and across certain property lying adjacent to Grand Panama Boulevard, recorded in Official Records Book 2942, Page 647, and Official Records Book 3226, Page 1437 for the general purposes of operating, accessing and maintaining its water, sewer and reuse utilities and related utility lines and equipment as part of the City's utility system within the Antigua development, and

WHEREAS, 360 PANAMA FLATS, LLC, apparent owner of the former Grand Panama Development within which the aforementioned easement is located, intends to develop the property as an apartment homes proposed to be sited over existing City utilities, and has petitioned City staff for the relocation of these utilities in exchange for the abandonment of the existing easement where the apartment buildings will be constructed; and

WHEREAS, the Developer has relocated the City's utilities and conveyed the City an easement memorializing the City's interests in the relocated easement area; and

WHEREAS, the City no longer has need or use for that easement indicated on the attached Exhibit A.

**NOW THEREFORE, BE IT RESOLVED BY THE PEOPLE OF THE CITY OF PANAMA CITY BEACH:**

**SECTION 1.** It is hereby determined that the portions of the easement hereinafter described is no longer useful or needed for utility purposes, and it is in the public interest that said property be abandoned, vacated and released from any and every public right, use, title and interest, except as hereinafter provided. The following described property

be, and the same is hereby abandoned and vacated, and said property be, and the same is hereby released and discharged of any and every public right, use, title and interest of the City of Panama City Beach, for utility and access purposes and that said property shall revert to the adjoining and abutting owners who have a reversionary interest, except and subject to any other easements of record, over, under and across the following described property, said property lying and being in Bay, County, Florida, and more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

SECTION 2. The fee simple title to the aforementioned land shall vest in the person, firm or corporation entitled thereto, in accordance with the law.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 11<sup>th</sup> day of March, 2021.

CITY OF PANAMA CITY BEACH

  
\_\_\_\_\_  
Mark Sheldon, Mayor

ATTEST:

  
\_\_\_\_\_  
Lynne Fasone, City Clerk

## Exhibit A

Prepared by  
Amy E. Myers, Esquire  
Harrison Sale McCloy  
16901 Panama City Beach Parkway, Suite 300  
Panama City Beach, FL 32413  
(850) 769-3434

### VACATION OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS that in consideration of reliance upon these presents, the City of Panama City Beach, Florida, a municipal corporation, does hereby abandon, release and vacate the following described utility and access easement lying within the boundaries of the 20 acre-parcel of land located at 201 Clarence Road, Panama City Beach, Florida, and identified by the Bay County Property Appraiser by Parcel No. 34864-020-000, which easement consists of approximately 3.4 acres was granted in a Utility Easement recorded in Official Records Book 3226, Page 1437, and Book 2942, Page 647, to wit:

See attached Exhibit A

It is hereby determined that the easement described above is no longer useful or needed for access purposes, and it is in the public interest that said property be abandoned, vacated and released from any and every public right, use, title and interest, except as hereinafter provided. The above-described property be, and the same is hereby released and discharged of any and every public right, use, title and interest of the City of Panama City Beach for access purposes and that said property shall revert to the adjoining and abutting owners who have a reversionary interest, except and subject to any other easements of record, over, under and across the above-described property.

This abandonment having been authorized by **Resolution 21-108** of the City of Panama City Beach adopted on March 11<sup>th</sup>, 2021.

IN WITNESS WHEREOF the City of Panama City Beach has caused this instrument to be executed on this 11<sup>th</sup> day of March, 2021.

CITY OF PANAMA CITY BEACH

Signed in the presence of:

Lynne Fasone  
Lynne Fasone, City Clerk

Al Shortt  
Al Shortt, Interim City Manager

Debbi Lynn Ward

STATE OF FLORIDA  
COUNTY OF BAY

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March, 2021, by Al Shortt, Interim City Manager, and Lynne Fasone, City Clerk, of the City of Panama City Beach, Florida, a municipal corporation, who are personally known to me.

Carrie L. Jagers  
Signature of Notary Public

CARRIE L. JAGERS  
Notary Public State of Florida  
My Commission Expires Oct. 5, 2023  
Commission No. GG 911212

Exhibit A

That portion of the easement labeled PHASE 1 (PARCEL A) located south of Utility Easement A to the southern property boundary of parcel 34783-010-000. The portion to be abandoned is highlighted in red on the attached SURVEY SKETCH 1.

Prepared By and Return to:  
Melissa S. Turra, Esq.  
HOLLAND & KNIGHT LLP  
50 North Laura Street, Suite 3900  
Jacksonville, FL 32202  
(904) 353-2000

**UTILITY EASEMENT**  
**(CITY OF PANAMA CITY BEACH)**

KNOW ALL MEN BY THESE PRESENTS that, Grantor, BNP INVESTMENT PROPERTIES, LLC, a Florida limited liability company, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantee, CITY OF PANAMA CITY BEACH, FLORIDA, a municipal corporation, the receipt whereof is hereby acknowledged, do hereby grant and convey to said Grantee, its successors and assigns, an easement in and the right to excavate for, install, bury, construct, maintain, repair, alter, access and operate its sanitary sewer, potable water, and reuse water utilities, as the same shall be located or relocated by said Grantee, together with the right to allow the attachment of and also the right to install, maintain and use such junctions, manholes, drains, and connectors as may be necessary or convenient in connection therewith, upon, under and across the following described land in Bay County, to wit:

Attached and incorporated Exhibit A.

TOGETHER with all rights and privileges necessary or convenient for the full enjoyment and use thereof including the rights of ingress and egress to and from said easement.

PROVIDED always that in undertaking such excavation, installation, burial, construction, maintenance, repair, alteration or operation, the said Grantee, its successors and assigns, shall be obligated to restore the surface of said property to as good or better condition as immediately preceding such undertaking; and

PROVIDED that Grantors, their successors and assigns shall make no use of or improvement on the above-described land inconsistent with the easement granted herein, Grantors and Grantee agreeing that construction of an asphalt paved road or parking lot shall not be considered an inconsistent use.

TO HAVE AND TO HOLD the same to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 26<sup>th</sup> day of June, 2007.

Signed, sealed and delivered  
in the presence of:

**BNP INVESTMENT PROPERTIES, LLC,**  
a Florida limited liability company

By: **BNP RESORT MANAGEMENT, LLC**  
a Florida limited liability company,  
its Manager

By: [Signature]  
Louis W. Breland  
Its Manager

[Signature]  
Name: Edna A. Pruitt

[Signature]  
Name: Stacey Whit  
Stacey Whitson

STATE OF AL.  
COUNTY OF Madison

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of June, 2007, by Louis W. Breland, the manager of BNP Resort Management, LLC, a Florida limited liability company, as manager of BNP Investment Properties, LLC, a Florida limited liability company, on behalf of the limited liability companies. He is personally known to me or has produced \_\_\_\_\_ as identification.

Name: Stacey W. Goodby  
Notary Public - State of AL.  
Commission Number: N/A  
My Commission expires: 3/15/09  
[SEAL]



**CONSENT AND JOINDER OF MORTGAGEE**

The undersigned, KENNETH D. WATSON, the EXECUTIVE VICE PRESIDENT of REGIONS BANKS, an Alabama banking corporation, as Administrative Agent for Lenders, having an office at 417 North 20<sup>th</sup> Street, Birmingham, Alabama 35203 the Mortgagee under that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing from BNP Investment properties, LLC, a Florida limited liability company, dated May 17, 2005, and recorded on May 24, 2005, in Official Records Book 2613, page 384, of the public records of Bay County, Florida, (the "Mortgage"), hereby consents to and joins in the recording of the Utility Easement to be recorded in the public records of Bay County, Florida, and subordinates the lien of the Mortgage to the terms and conditions thereof.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its proper officer, duly authorized, and its seal to be affixed hereto this 22<sup>nd</sup> day of JUNE, 2007.

Signed and sealed in the presence of:

REGIONS BANKS, an Alabama banking corporation, as Administrative Agent for Lenders

Wesley Williams  
Wesley Williams  
[Print or Type Name]

By: Kenneth D. Watson  
Name: KENNETH D. WATSON  
Its: EXECUTIVE VICE PRESIDENT

Tara L. Gaffney  
Tara L. Gaffney  
[Print or Type Name]

STATE OF Alabama  
COUNTY OF Madison

The foregoing instrument was acknowledged before me this 22 day of June, 2007, by Kenneth D. Watson, the Executive Vice President of REGIONS BANKS, an Alabama banking corporation, as Administrative Agent for Lenders, for and on behalf of said banking corporation and the Lenders. Such person  is personally known to the undersigned or  produced \_\_\_\_\_ as identification.

[Notary Seal must be affixed]

Diane L. Carrasquillo  
(Signature of Notary)  
Diane L. Carrasquillo  
(Print Name of Notary Public)  
Notary Public, State of Alabama  
My Commission Expires: 2-22-2009  
Commission No.: \_\_\_\_\_





**EXHIBIT A**  
**EASEMENT PROPERTY**

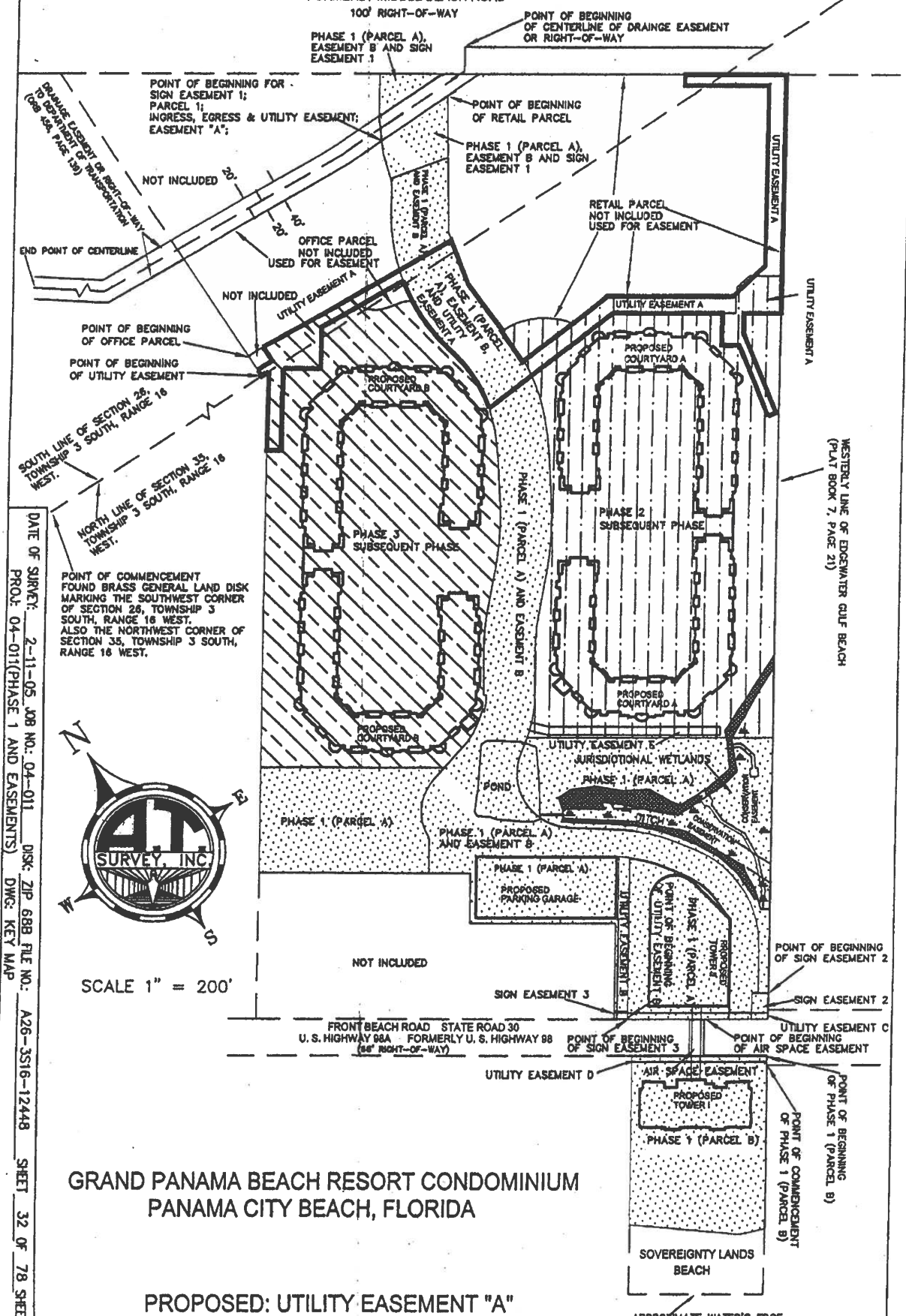
# 4608429\_v3

# A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

HUTCHISON BOULEVARD STATE ROAD 392-A  
FORMERLY MIDDLE BEACH ROAD



DATE OF SURVEY: 2-11-05 JOB NO: 04-011 DISK: ZIP 688 FILE NO: A26-3516-12448 SHEET 32 OF 78 SHEET  
 PROJ: 04-011(PHASE 1 AND EASEMENTS) DWG: KEY MAP



SCALE 1" = 200'

GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA

PROPOSED: UTILITY EASEMENT "A"

PROPOSED UTILITY EASEMENT A:  
PART OF SECTIONS 26 AND 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH 89°45'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1075.40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°06'28" WEST, 13.33 FEET; THENCE NORTH 89°53'32" EAST, 30.60 FEET; THENCE NORTH 00°06'28" WEST, 29.96 FEET; THENCE NORTH 89°53'32" EAST, 6.35 FEET; THENCE SOUTH 86°39'42" EAST, 377.17 FEET; THENCE SOUTH 11°58'15" WEST, 84.32 FEET; THENCE SOUTH 02°42'43" EAST, 104.91 FEET; THENCE SOUTH 87°17'17" WEST, 2.36 FEET; THENCE SOUTH 00°16'11" EAST, 67.19 FEET; THENCE NORTH 84°32'56" EAST, 190.92 FEET; THENCE SOUTH 56°16'17" EAST, 225.57 FEET; THENCE NORTH 78°43'43" EAST, 78.17 FEET; THENCE NORTH 33°43'43" EAST, 323.11 FEET; THENCE NORTH 56°17'45" WEST, 149.25 FEET; THENCE NORTH 33°40'54" EAST, 20.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392-A) (MIDDLE BEACH ROAD) (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 56°17'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 179.26 FEET TO THE WESTERLY LINE OF EDGEWATER GULF BEACH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 21 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 33°43'43" WEST ALONG SAID WESTERLY LINE, 428.40 FEET; THENCE NORTH 56°16'17" WEST, 65.48 FEET; THENCE SOUTH 33°43'43" WEST, 36.60 FEET; THENCE SOUTH 11°13'43" WEST, 158.03 FEET; THENCE NORTH 78°46'17" WEST, 15.00 FEET; THENCE NORTH 11°13'43" EAST, 139.50 FEET; THENCE NORTH 56°17'39" WEST, 31.52 FEET; THENCE NORTH 33°42'21" EAST, 59.47 FEET; THENCE NORTH 56°16'17" WEST, 196.38 FEET; THENCE SOUTH 84°32'56" WEST, 277.23 FEET TO A NON-TANGENT CURVE BEING CONCAVE TO THE WEST; THENCE NORTHERLY 124.83 FEET ALONG SAID CURVE HAVING A RADIUS OF 261.19 FEET (CHORD BEARING AND DISTANCE: NORTH 00°01'44" EAST, 123.64 FEET) TO THE POINT OF REVERSE CURVATURE; THENCE NORTHERLY 157.75 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 349.10 FEET (CHORD BEARING AND DISTANCE: NORTH 00°43'03" WEST, 156.41 FEET); THENCE ALONG A NON-TANGENT LINE NORTH 86°39'42" WEST, 167.17 FEET; THENCE SOUTH 33°42'21" WEST, 76.39 FEET; THENCE NORTH 56°17'39" WEST, 66.49 FEET; THENCE SOUTH 33°44'22" WEST, 146.27 FEET; THENCE NORTH 56°15'38" WEST, 25.00 FEET; THENCE NORTH 33°44'22" EAST, 140.63 FEET TO THE SOUTH LINE OF SAID SECTION 26; THENCE SOUTH 89°45'18" WEST ALONG SAID SECTION LINE, 14.73 FEET TO THE POINT OF BEGINNING.

**GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA**

**DESCRIPTION OF UTILITY EASEMENT "A"**

**THIS SKETCH IS NOT A SURVEY**

**A. T. SURVEY, INC.**

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

DATE OF SKETCH: 2-15-05 JOB NO.: 04-011 DISK: ZIP 688 FILE NO.: A26-3S16-12496 SHEET 3 OF 4 SHEETS

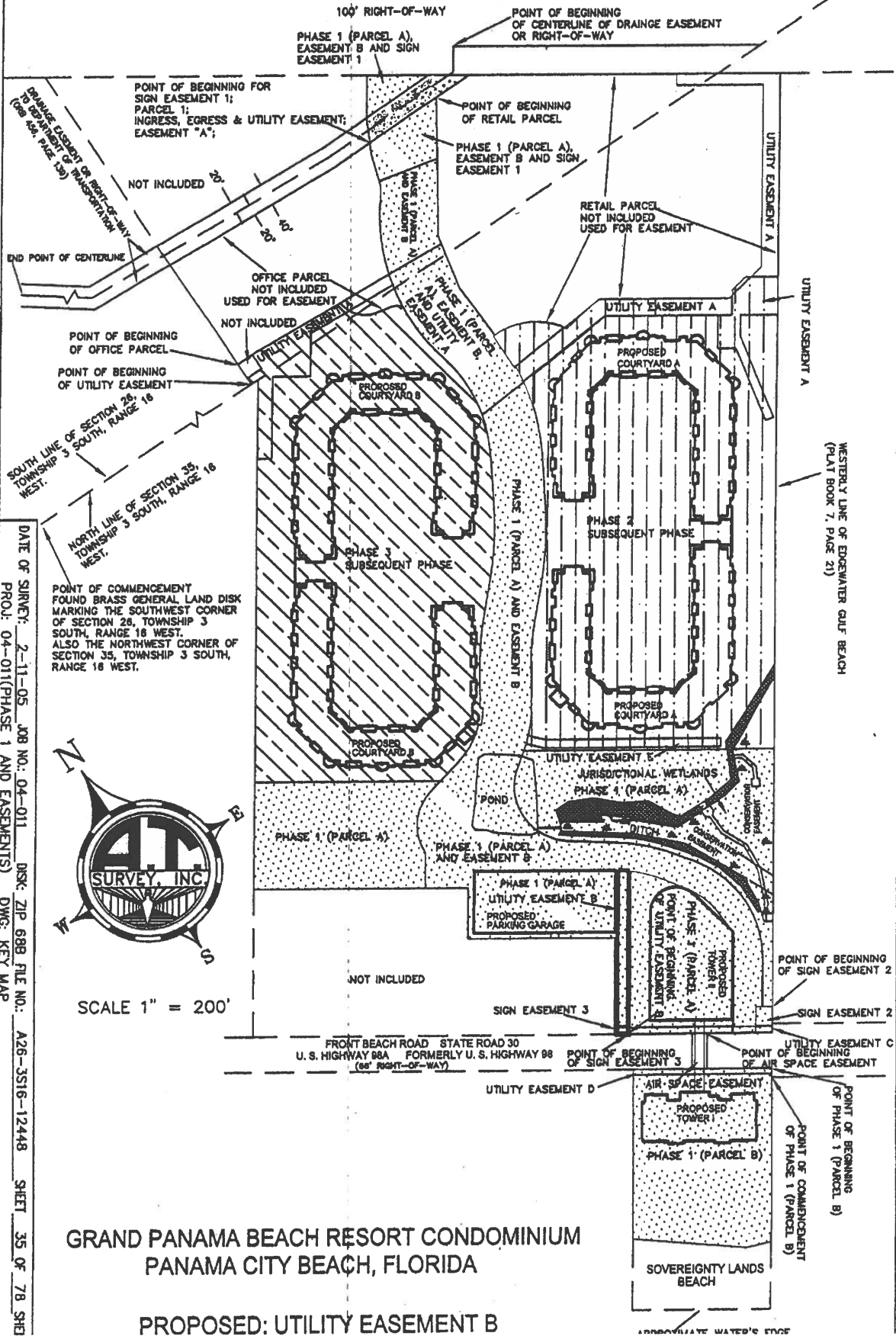
# A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6882

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

HUTCHISON BOULEVARD STATE ROAD 392-A  
FORMERLY MIDDLE BEACH ROAD

100' RIGHT-OF-WAY



DATE OF SURVEY: 2-11-05 JOB NO. 04-011 DSK: ZIP 688 FILE NO. A26-2516-12448 SHEET 35 OF 78 SHE  
 PROJ. 04-011(PHASE 1 AND EASEMENTS) DMC: KEY MAP

POINT OF COMMENCEMENT  
 FOUND BRASS GENERAL LAND DISK  
 MARKING THE SOUTHWEST CORNER  
 OF SECTION 26, TOWNSHIP 3  
 SOUTH, RANGE 18 WEST.  
 ALSO THE NORTHWEST CORNER OF  
 SECTION 35, TOWNSHIP 3 SOUTH,  
 RANGE 18 WEST.



SCALE 1" = 200'

GRAND PANAMA BEACH RESORT CONDOMINIUM  
 PANAMA CITY BEACH, FLORIDA

PROPOSED: UTILITY EASEMENT B

**PROPOSED UTILITY EASEMENT B:**

A 20 FOOT WIDE UTILITY EASEMENT LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 89°45'18" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1075.40 FEET; THENCE NORTH 00°06'28" WEST, 256.13 FEET TO THE SOUTH LINE OF A 40-FOOT WIDE FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT OR RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 456, PAGE 139 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 86°57'45" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT OR RIGHT-OF-WAY 334.55; THENCE NORTH 88°32'40" EAST ALONG SAID SOUTH LINE 282.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392-A) (MIDDLE BEACH ROAD) (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 56°17'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 544.02 FEET TO THE WESTERLY LINE OF EDGEWATER GULF BEACH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 21 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 33°43'43" WEST ALONG SAID WESTERLY LINE, 1716.91 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FRONT BEACH ROAD (STATE ROAD 30) (U. S. HIGHWAY 98) (U. S. HIGHWAY 98-A) (66 FOOT RIGHT-OF-WAY); THENCE NORTH 56°17'38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 249.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56°17'38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 20.00 FEET; THENCE NORTH 33°42'21" EAST, 297.29 FEET TO A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY 20.11 FEET ALONG SAID CURVE HAVING A RADIUS OF 263.00 FEET (CHORD BEARING AND DISTANCE: SOUTH 50°24'27" EAST, 20.11 FEET); THENCE SOUTH 33°42'21" WEST, 295.23 FEET TO THE POINT OF BEGINNING.

**GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA**

**PROPOSED UTILITY EASEMENT B**

**A. T. SURVEY, INC.**

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

DATE OF SURVEY: 2-11-05 JOB NO.: 04-011 DISK: ZIP 68B FILE NO.: A26-3S16-12448 SHEET 37 OF 78 SHEETS  
PROJ: PHASE 1 AND EASEMENTS. DWG: 04-011PH1 © 2004 A. T. SURVEY, INC.

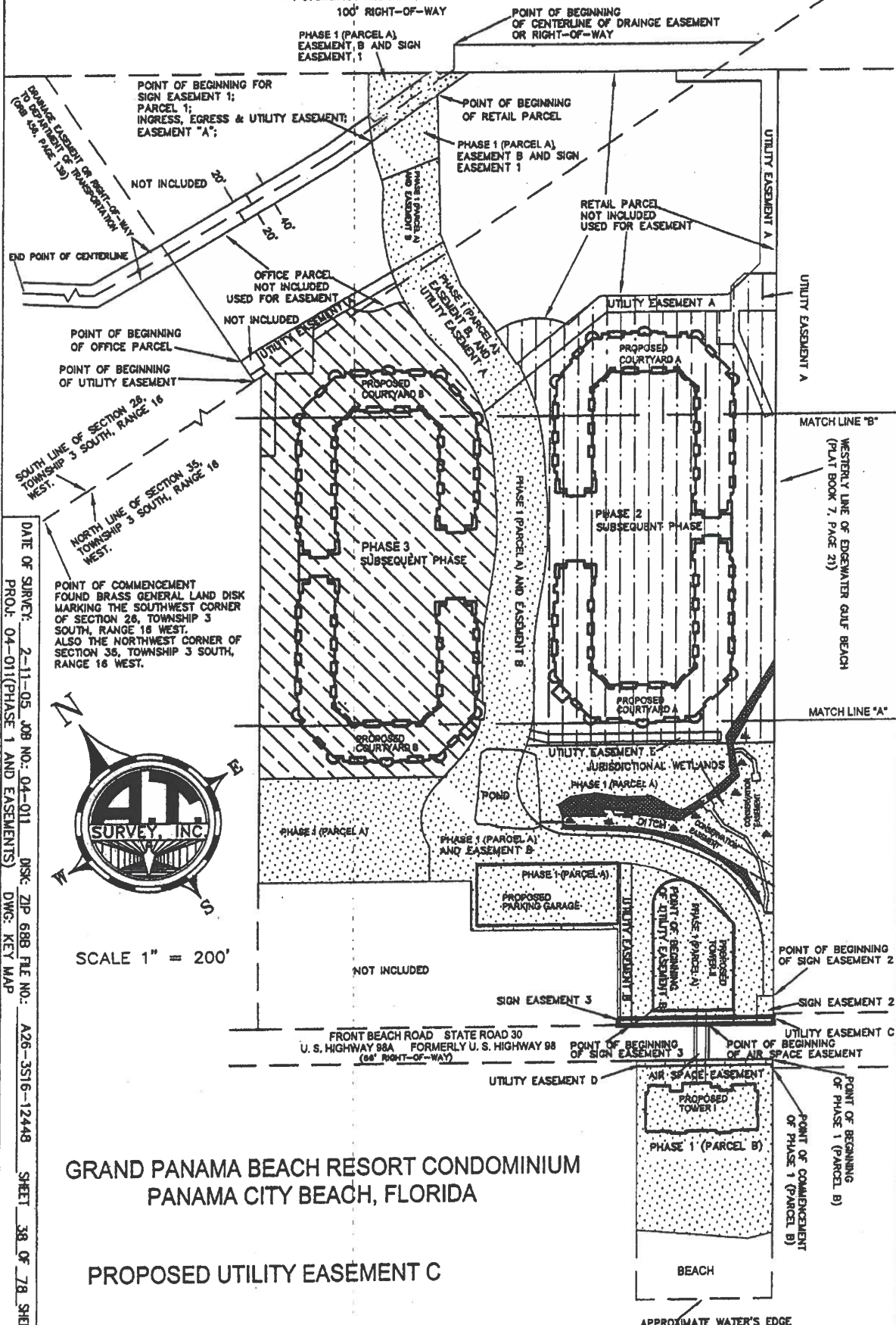


# A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

HUTCHISON BOULEVARD STATE ROAD 392-A  
FORMERLY MIDDLE BEACH ROAD



DATE OF SURVEY: 2-11-05 JOB NO: 04-011 DISK: ZIP 688 FILE NO: A26-3516-12448 SHEET 38 OF 78 SHD  
 PROJ: 04-011 (PHASE 1 AND EASEMENTS) DWG: KEY MAP

POINT OF COMMENCEMENT FOUND BRASS GENERAL LAND DISK MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST. ALSO THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 WEST.



SCALE 1" = 200'

GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA

PROPOSED UTILITY EASEMENT C

APPROXIMATE WATER'S EDGE

PROPOSED UTILITY EASEMENT C:  
A 12 FOOT WIDE UTILITY EASEMENT LYING IN SECTION 35, TOWNSHIP 3 SOUTH,  
RANGE 16 WEST DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH  
89°45'18" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF  
1075.40 FEET; THENCE NORTH 00°06'28" WEST, 256.13 FEET TO THE SOUTH  
LINE OF A 40-FOOT WIDE FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE  
EASEMENT OR RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 456,  
PAGE 139 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH  
86°57'45" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT OR  
RIGHT-OF-WAY 334.55; THENCE NORTH 88°32'40" EAST ALONG SAID SOUTH  
LINE 282.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUTCHISON  
BOULEVARD (STATE ROAD 392-A) (MIDDLE BEACH ROAD) (100 FOOT  
RIGHT-OF-WAY); THENCE SOUTH 56°17'45" EAST ALONG SAID SOUTHERLY  
RIGHT-OF-WAY LINE 544.02 FEET TO THE WESTERLY LINE OF EDGEWATER GULF  
BEACH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 21 OF THE  
PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 33°43'43" WEST  
ALONG SAID WESTERLY LINE, 1704.91 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 33°43'43" WEST ALONG SAID WESTERLY LINE, 12.00  
FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF FRONT BEACH ROAD (STATE  
ROAD 30) (U. S. HIGHWAY 98) (U. S. HIGHWAY 98-A) (66 FOOT  
RIGHT-OF-WAY); THENCE NORTH 56°17'38" WEST ALONG SAID NORTHERLY  
RIGHT-OF-WAY LINE, 274.52 FEET; THENCE NORTH 33°42'22" EAST, 12.00  
FEET; THENCE SOUTH 56°17'38" EAST PARALLEL WITH SAID NORTHERLY  
RIGHT-OF-WAY LINE 274.52 FEET TO THE POINT OF BEGINNING.

**GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA**

**PROPOSED UTILITY EASEMENT C**

**A. T. SURVEY, INC.**

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

DATE OF SURVEY: 2-11-05 JOB NO.: 04-011 DISK: ZIP 688 FILE NO.: A26-3S16-12448 SHEET 40 OF 78 SHEETS  
PROJ: PHASE 1 AND EASEMENTS. DWG: 04-011PH1

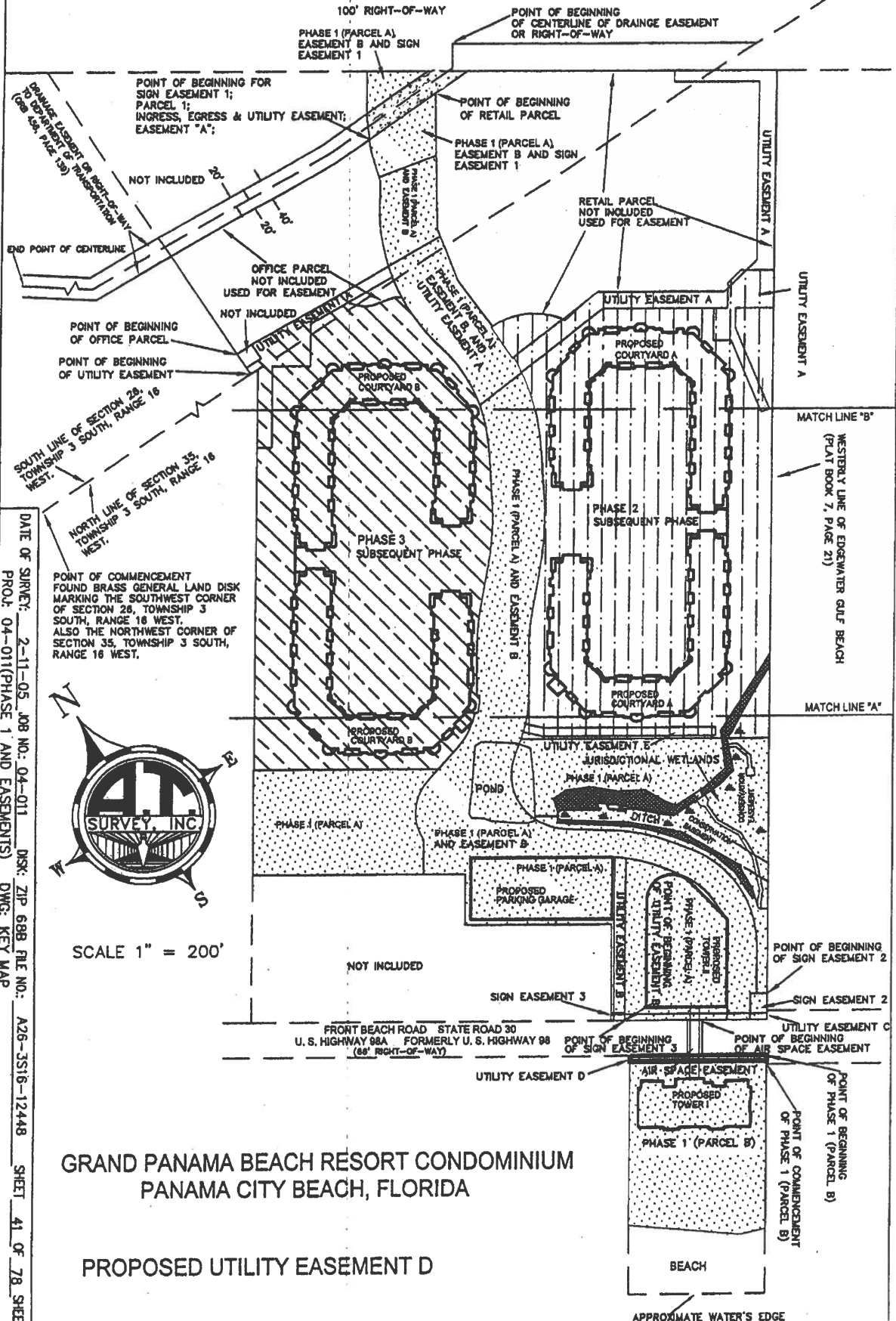
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# A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6882

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

HUTCHISON BOULEVARD STATE ROAD 392-A  
FORMERLY MIDDLE BEACH ROAD



DATE OF SURVEY: 2-11-05 JOB NO. 04-011 DSK: ZIP 688 FILE NO. A26-3S16-12448 SHEET 41 OF 78 SHEET  
 PROJ. 04-011(PHASE 1 AND EASEMENTS) DWG: KEY MAP



SCALE 1" = 200'

GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA

PROPOSED UTILITY EASEMENT D



**PROPOSED UTILITY EASEMENT D:**

A 10 FOOT WIDE UTILITY EASEMENT LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT K OF THE FIRST ADDITION TO GULF SHORES ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 3, PAGE 9, PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE NORTH 33°43'43" EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT K; A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56°17'38" WEST, 240.00 FEET; THENCE NORTH 33°45'18" EAST, 10.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF FRONT BEACH ROAD (STATE ROAD 30) (U. S. HIGHWAY 98) (U. S. HIGHWAY 98-A) (66 FOOT RIGHT-OF-WAY); THENCE SOUTH 56°17'38" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 240.00 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF FRONT BEACH ROAD (66 FOOT RIGHT-OF-WAY) AND THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT K; THENCE SOUTH 33°43'43" WEST, 10.00 FEET TO THE POINT OF BEGINNING.

**GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA**

**PROPOSED UTILITY EASEMENT D**

**A. T. SURVEY, INC.**

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

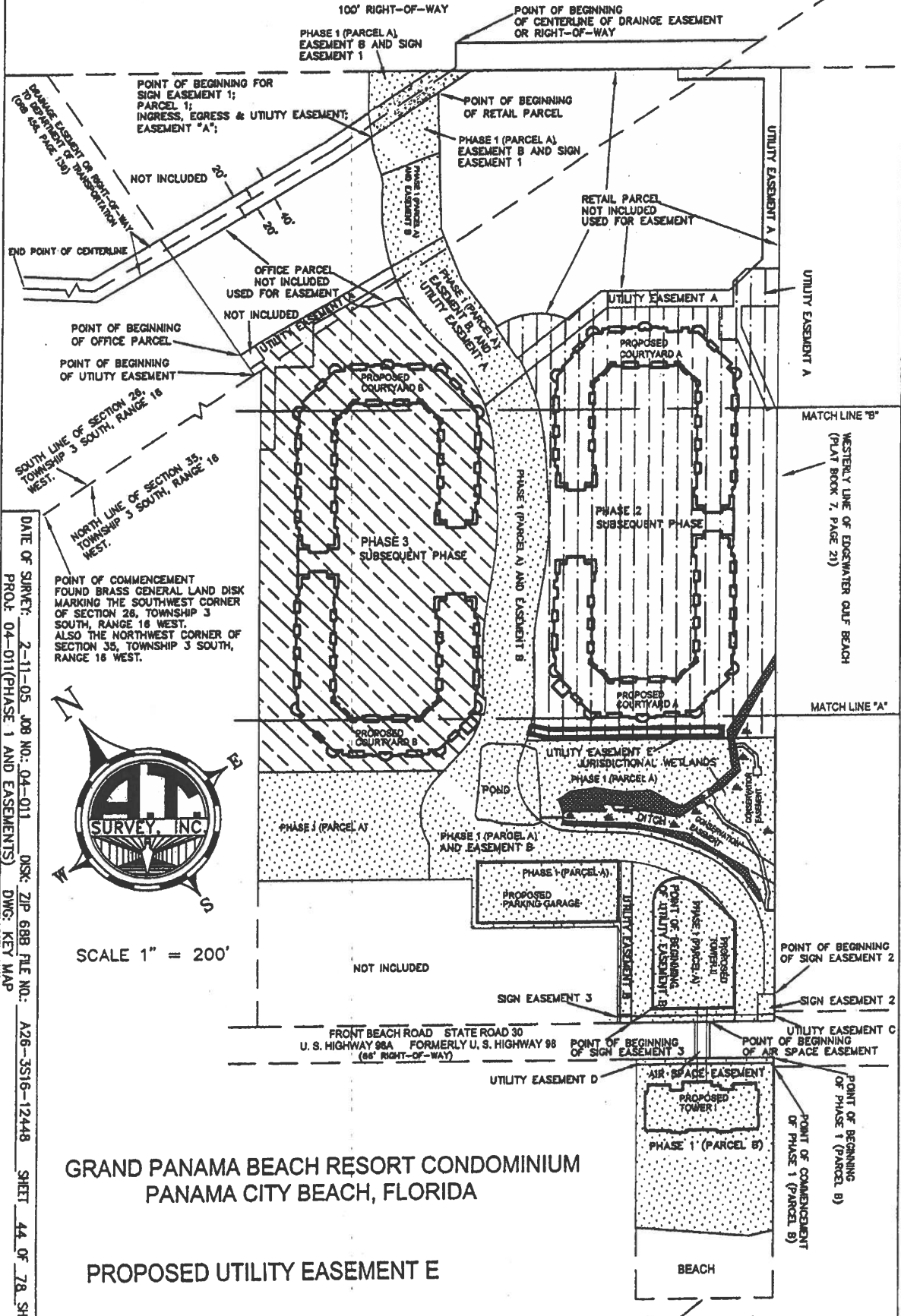
DATE OF SURVEY: 2-11-05 JOB NO.: 04-011 DISK: ZIP 68B FILE NO.: A26-3516-12448 SHEET 43 OF 78 SHEETS  
PROJ. PHASE 1 AND EASEMENTS. DWG: 04-011PH1 © 2004 A. T. SURVEY, INC.

# A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

HUTCHISON BOULEVARD STATE ROAD 392-A  
FORMERLY MIDDLE BEACH ROAD



DATE OF SURVEY: 2-11-05 JOB NO.: 04-011 DSK: ZIP 688 FILE NO.: A26-3516-12448 SHEET 44 OF 78 SHI  
 PROJ: 04-011(PHASE 1 AND EASEMENTS) DWG: KEY MAP

POINT OF COMMENCEMENT  
 FOUND BRASS GENERAL LAND DISK  
 MARKING THE SOUTHWEST CORNER  
 OF SECTION 28, TOWNSHIP 3  
 SOUTH, RANGE 16 WEST.  
 ALSO THE NORTHWEST CORNER OF  
 SECTION 35, TOWNSHIP 3 SOUTH,  
 RANGE 16 WEST.



SCALE 1" = 200'

GRAND PANAMA BEACH RESORT CONDOMINIUM  
 PANAMA CITY BEACH, FLORIDA

PROPOSED UTILITY EASEMENT E

**PROPOSED UTILITY EASEMENT "E":**

A 15 FOOT WIDE UTILITY EASEMENT LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 89°45'18" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 1075.40 FEET; THENCE NORTH 00°06'28" WEST, 256.13 FEET TO THE SOUTH LINE OF A 40-FOOT WIDE FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT OR RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 456, PAGE 139 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 86°57'45" EAST ALONG THE SOUTH LINE OF SAID DRAINAGE EASEMENT OR RIGHT-OF-WAY 334.55; THENCE NORTH 88°32'40" EAST ALONG SAID SOUTH LINE 282.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUTCHISON BOULEVARD (STATE ROAD 392-A) (MIDDLE BEACH ROAD) (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 56°17'45" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 544.02 FEET TO THE WESTERLY LINE OF EDGEWATER GULF BEACH AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 21 OF THE PUBLIC RECORDS OF BAY COUNTY, FLORIDA; THENCE SOUTH 33°43'43" WEST ALONG SAID WESTERLY LINE, 1182.42 FEET; THENCE NORTH 56°17'39" WEST, 92.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33°42'21" WEST, 15.00 FEET; THENCE NORTH 56°17'39" WEST, 309.35 FEET; THENCE NORTH 42°43'27" WEST, 32.49 FEET TO A NON-TANGENT CURVE; THENCE NORTHEASTERLY 15.00 FEET ALONG SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 232.00 FEET (CHORD BEARING AND DISTANCE: NORTH 47°40'10" EAST, 15.00 FEET); THENCE ALONG A NON-TANGENT LINE SOUTH 42°43'27" EAST, 30.60 FEET; THENCE SOUTH 56°17'39" EAST, 307.57 FEET TO THE POINT OF BEGINNING.

**GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA  
PROPOSED UTILITY EASEMENT "E"**

**A. T. SURVEY, INC.**

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

DATE OF SURVEY: 2-11-05 JOB NO.: 04-011 DISK: ZIP 68B FILE NO.: A26-3S16-12448 SHEET 47 OF 78 SHEETS

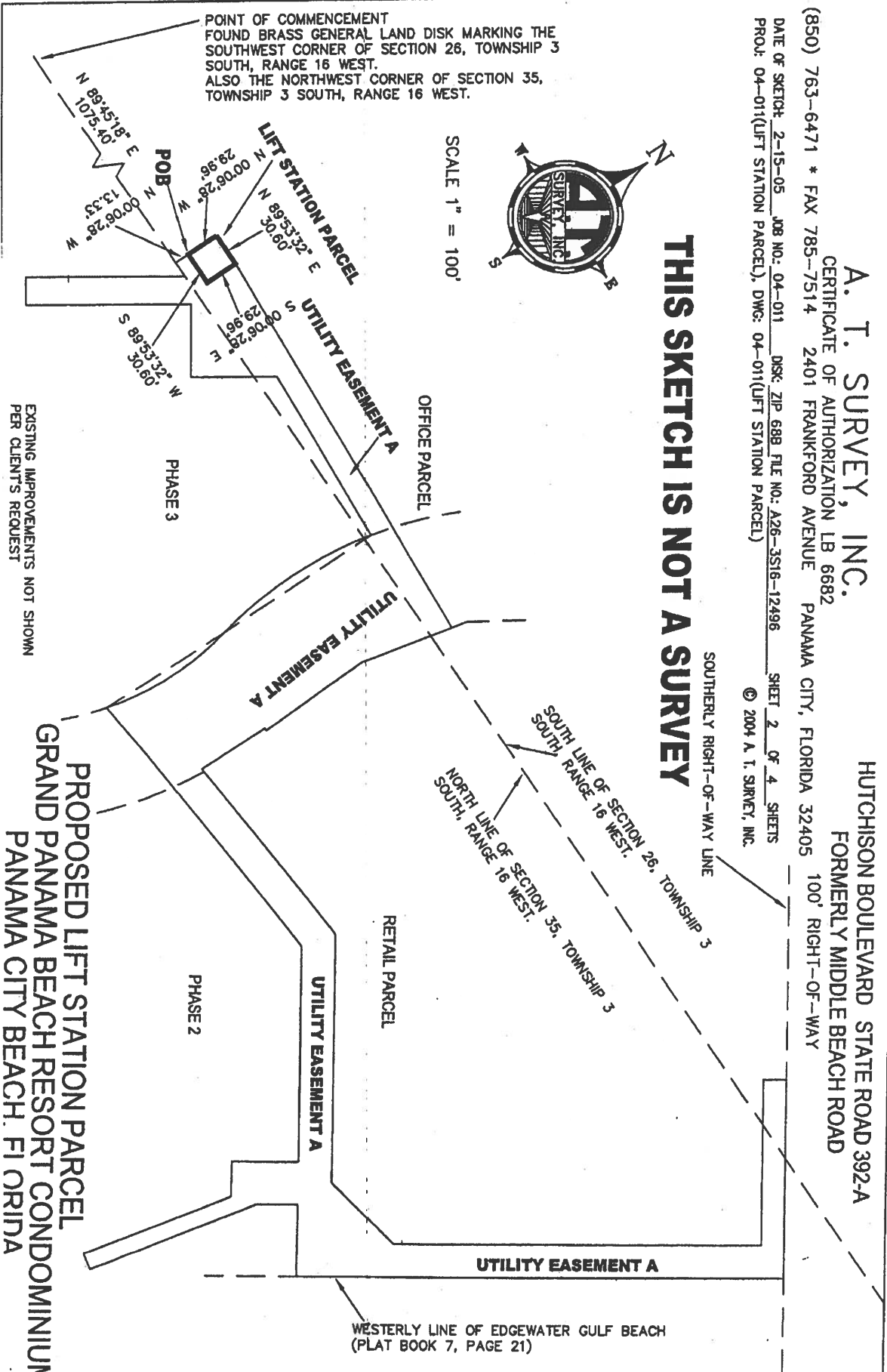
**A. T. SURVEY, INC.**  
 CERTIFICATE OF AUTHORIZATION LB 6682  
 (850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405  
 HUTCHISON BOULEVARD STATE ROAD 392-A  
 FORMERLY MIDDLE BEACH ROAD  
 100' RIGHT-OF-WAY

DATE OF SKETCH: 2-15-05 JOB NO.: 04-011 DISK: ZIP 688 FILE NO.: A26-3516-12496 SHEET 2 OF 4 SHEETS  
 PROJ.: 04-011(LIFT STATION PARCEL), DWG.: 04-011(LIFT STATION PARCEL) © 2004 A. T. SURVEY, INC.

**THIS SKETCH IS NOT A SURVEY**



SCALE 1" = 100'



EXISTING IMPROVEMENTS NOT SHOWN  
 PER CLIENT'S REQUEST

PROPOSED LIFT STATION PARCEL  
 GRAND PANAMA BEACH RESORT CONDOMINIUM  
 PANAMA CITY BEACH, FLORIDA

WESTERLY LINE OF EDGEWATER GULF BEACH  
 (PLAT BOOK 7, PAGE 21)

PROPOSED LIFT STATION PARCEL:  
PART OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY,  
FLORIDA DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE NORTH  
89°45'18" EAST ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF  
1075.40 FEET; THENCE NORTH 00°06'28" WEST, 13.33 FEET TO THE POINT OF  
BEGINNING; THENCE CONTINUE NORTH 00°06'28" WEST, 29.96 FEET; THENCE  
NORTH 89°53'32" EAST, 30.60 FEET; THENCE SOUTH 00°06'28" EAST, 29.96  
FEET; THENCE SOUTH 89°53'32" WEST, 30.60 FEET TO THE POINT OF  
BEGINNING.

GRAND PANAMA BEACH RESORT CONDOMINIUM  
PANAMA CITY BEACH, FLORIDA

DESCRIPTION OF LIFT STATION PARCEL


**THIS SKETCH IS NOT A SURVEY**

A. T. SURVEY, INC.

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

DATE OF SKETCH: 2-15-05 PROJECT: 04-011(LIFT STATION PARCEL), DWG: 04-011(LIFT STATION PARCEL)  
JOB NO.: 04-011 DISK: ZIP 68B FILE NO: A26-3S16-12496 SHEET 4 OF 4 SHEETS  
ELEVATION REFERENCE: BEARING OF THE NORTHERLY RIGHT-OF-WAY LINE OF FRONT BEACH ROAD (S 56°17'38" E)  
FOR: BNP INVESTMENT PROPERTY LLC

  
Alfonso Tuzinkiewicz, PSM  
Professional Surveyor and Mapper  
15 2477



**SURVEY SKETCH 1**  
EXISTING EASEMENT AS RECORDED

OR BK 2942 PG 651

**EXHIBIT A**  
EASEMENT PROPERTY

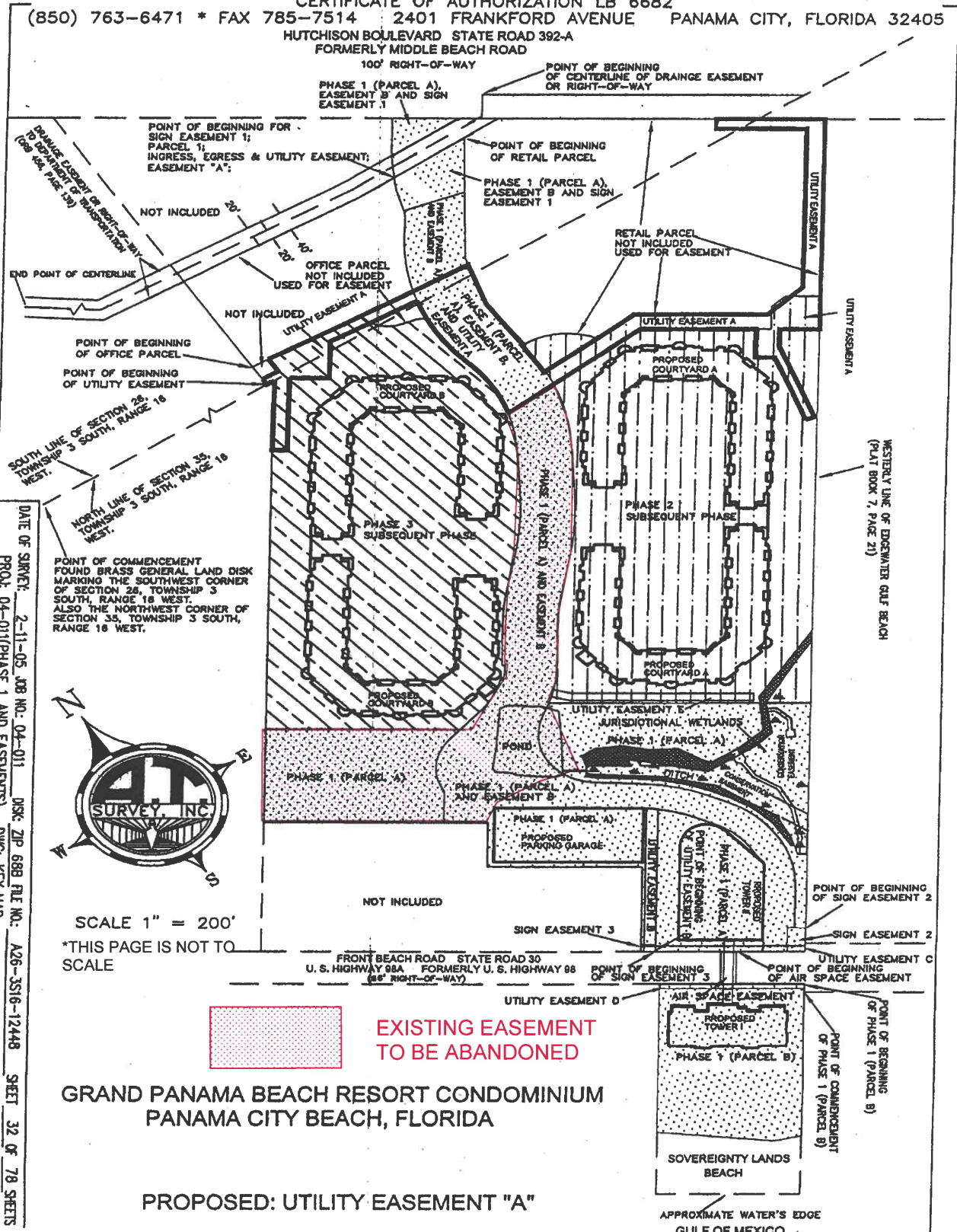
**A. T. SURVEY, INC.**

CERTIFICATE OF AUTHORIZATION LB 6682

(850) 763-6471 \* FAX 785-7514 2401 FRANKFORD AVENUE PANAMA CITY, FLORIDA 32405

HUTCHISON BOULEVARD STATE ROAD 392-A  
FORMERLY MIDDLE BEACH ROAD

100' RIGHT-OF-WAY



DATE OF SURVEY: 2-11-05 JOB NO.: 04-011 DSK ZIP 688 FILE NO.: A26-3516-12448 SHEET 32 OF 78 SHEETS  
 PROJ.: 04-011(PHASE 1 AND EASEMENTS) DWG: KEY MAP

POINT OF COMMENCEMENT FOUND BRASS GENERAL LAND DISK MARKING THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST. ALSO THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST.



SCALE 1" = 200'  
 \*THIS PAGE IS NOT TO SCALE

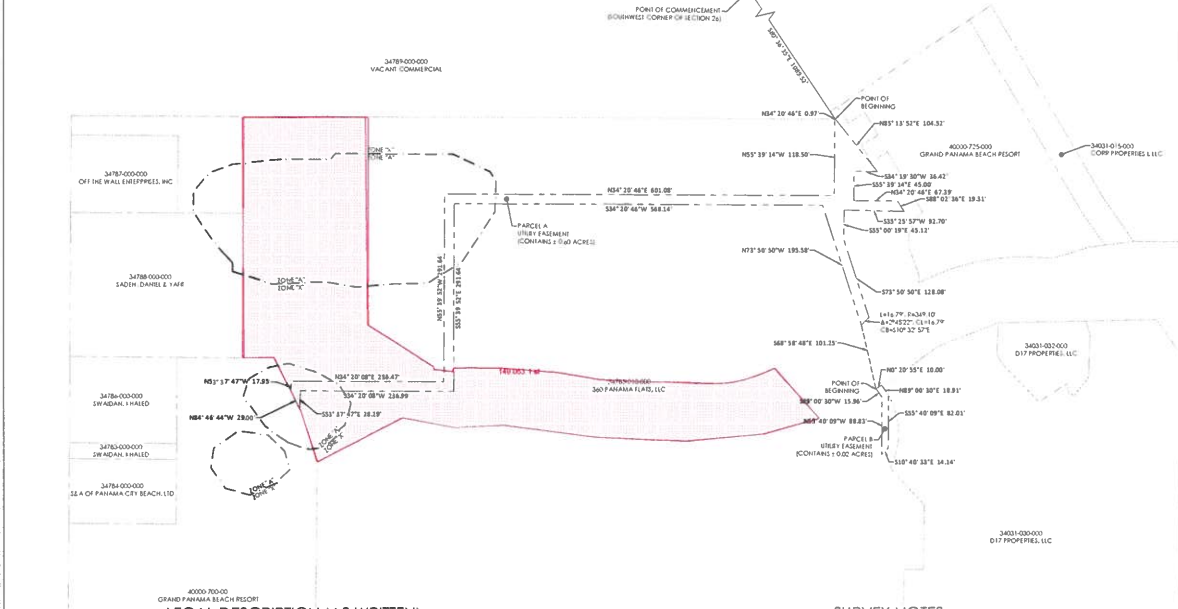
**GRAND PANAMA BEACH RESORT CONDOMINIUM**  
**PANAMA CITY BEACH, FLORIDA**

**PROPOSED: UTILITY EASEMENT "A"**

SURVEY SKETCH 2  
EXISTING EASEMENT COMPARED TO PROPOSED EASEMENT

**SPECIFIC PURPOSE SURVEY**  
**SKETCH OF DESCRIPTION**

LOCATED IN  
SECTION 26 & 35, TOWNSHIP 3 SOUTH, RANGE 16 WEST  
BAY COUNTY, FLORIDA



EXISTING EASEMENT TO BE ABANDONED  
PROPOSED WATERLINE EASEMENT

**LEGAL DESCRIPTION (AS WRITTEN)**

**PARCEL A  
UTILITY EASEMENT  
(CORNER & 5/8 ACRES)**  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 34 MINUTES 35 SECONDS EAST A DISTANCE OF 108.53 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 52 SECONDS EAST A DISTANCE OF 164.51 FEET TO A POINT; THENCE SOUTH 34 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 36.42 FEET TO A POINT; THENCE SOUTH 55 DEGREES 39 MINUTES 11 SECONDS EAST A DISTANCE OF 43.02 FEET TO A POINT; THENCE NORTH 34 DEGREES 20 MINUTES 46 SECONDS EAST A DISTANCE OF 87.70 FEET TO A POINT; THENCE SOUTH 16 DEGREES 08 MINUTES 34 SECONDS EAST A DISTANCE OF 131.11 FEET TO A POINT; THENCE SOUTH 55 DEGREES 39 MINUTES 11 SECONDS WEST A DISTANCE OF 70.70 FEET TO A POINT; THENCE NORTH 58 DEGREES 08 MINUTES 57 SECONDS EAST A DISTANCE OF 45.12 FEET TO A POINT; THENCE SOUTH 73 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 128.08 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 349.70 FEET, AN ARC LENGTH OF 14.79 FEET, A CENTRAL ANGLE OF 62 DEGREES 45 MINUTES 32 SECONDS, A CHORD BEARING OF SOUTH 10 DEGREES 37 MINUTES 57 SECONDS EAST, AND CHORD LENGTH OF 14.79 FEET TO A POINT; THENCE NORTH 73 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 291.26 FEET TO A POINT; THENCE SOUTH 34 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 276.99 FEET TO A POINT; THENCE SOUTH 53 DEGREES 37 MINUTES 57 SECONDS EAST A DISTANCE OF 36.39 FEET TO A POINT; THENCE NORTH 84 DEGREES 44 MINUTES 44 SECONDS WEST A DISTANCE OF 79.00 FEET TO A POINT; THENCE NORTH 55 DEGREES 37 MINUTES 57 SECONDS WEST A DISTANCE OF 271.95 FEET TO A POINT; THENCE NORTH 34 DEGREES 20 MINUTES 46 SECONDS EAST A DISTANCE OF 236.47 FEET TO A POINT; THENCE NORTH 55 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 118.50 FEET TO A POINT; THENCE NORTH 34 DEGREES 20 MINUTES 46 SECONDS EAST A DISTANCE OF 69.77 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

**PARCEL B  
UTILITY EASEMENT  
(CORNER & 1/2 ACRES)**  
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 16 WEST, BAY COUNTY, FLORIDA; THENCE SOUTH BY COURSES 24 DEGREES 32 SECONDS EAST A DISTANCE OF 108.53 FEET TO A POINT; THENCE NORTH 85 DEGREES 52 SECONDS EAST A DISTANCE OF 164.51 FEET TO A POINT; THENCE SOUTH 34 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 36.42 FEET TO A POINT; THENCE SOUTH 55 DEGREES 39 MINUTES 11 SECONDS EAST A DISTANCE OF 43.02 FEET TO A POINT; THENCE NORTH 34 DEGREES 20 MINUTES 46 SECONDS EAST A DISTANCE OF 87.70 FEET TO A POINT; THENCE SOUTH 16 DEGREES 08 MINUTES 34 SECONDS EAST A DISTANCE OF 131.11 FEET TO A POINT; THENCE SOUTH 55 DEGREES 39 MINUTES 11 SECONDS WEST A DISTANCE OF 70.70 FEET TO A POINT; THENCE NORTH 58 DEGREES 08 MINUTES 57 SECONDS EAST A DISTANCE OF 45.12 FEET TO A POINT; THENCE SOUTH 73 DEGREES 50 MINUTES 50 SECONDS EAST A DISTANCE OF 128.08 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE HAVING A RADIUS OF 349.70 FEET, AN ARC LENGTH OF 14.79 FEET, A CENTRAL ANGLE OF 62 DEGREES 45 MINUTES 32 SECONDS, A CHORD BEARING OF SOUTH 10 DEGREES 37 MINUTES 57 SECONDS EAST, AND CHORD LENGTH OF 14.79 FEET TO A POINT; THENCE SOUTH 73 DEGREES 50 MINUTES 50 SECONDS WEST A DISTANCE OF 291.26 FEET TO A POINT; THENCE SOUTH 34 DEGREES 19 MINUTES 30 SECONDS WEST A DISTANCE OF 276.99 FEET TO A POINT; THENCE NORTH 84 DEGREES 44 MINUTES 44 SECONDS WEST A DISTANCE OF 79.00 FEET TO A POINT; THENCE NORTH 55 DEGREES 37 MINUTES 57 SECONDS WEST A DISTANCE OF 271.95 FEET TO A POINT; THENCE NORTH 34 DEGREES 20 MINUTES 46 SECONDS EAST A DISTANCE OF 236.47 FEET TO A POINT; THENCE SOUTH 55 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 118.50 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

**SURVEY NOTES**

THIS MAP REPRESENTS A SPECIFIC PURPOSE SURVEY FOR THE PURPOSE OF ESTABLISHING A LEGAL DESCRIPTION FOR A UTILITY EASEMENT AND IS ONLY FOR THE LANDS DESCRIBED.

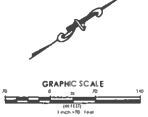
- SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY INCLUDE EXISTING RECORDS AND FIELD MEASUREMENTS.
- THIS SURVEY DOES NOT REFLECT RESEARCH BY INTERLOCK ENGINEERING CORPORATION, REGARDING FILE OF EASEMENTS HEREIN, MAY BE SUBJECTS OF RECORDS UNRECORDED EGRESS PLATS, UNRECORDED PLATS, EASEMENTS, RIGHTS OF WAY, OR OTHER INSTRUMENTS THAT MAY AFFECT THIS PARCEL.
- NORTH AND THE BEARING DETECTED HEREON ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
- IMPROVEMENTS ARE AS SHOWN. NO ATTEMPT WAS MADE TO LOCATE UNRECORDED EGRESS PLATS UNRECORDED FOUNDATIONS, OR UNRECORDED UTILITIES UNLESS OTHERWISE NOTED.
- ADDITION OF DELETIONS TO THIS SURVEY DRAWING BY ANY OTHER PERSONS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) 12132C0104G AND 12132C0171G, BEING PANEL 79A AND 717 OF 258E (EFFECTIVE DATE OF SEPTEMBER 29, 2016) INDICATES THAT THE SUBJECT PARCELS IS LOCATED IN ZONE "X". NO CERTIFICATIONS ARE MADE REGARDING THE ACCURACY OF SAID FIRM.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**SURVEY LEGEND**



**ABBREVIATIONS**

B	BENCHMARK
N	NORTH
E	EAST
S	SOUTH
W	WEST
CR	COURTIAL RECORDS
F	FLOOD
PL	PLAT
RAW	POINT OF BEGINNING
LR	LOCUS RECORD
SM	STATE PLANE COORDINATE
BM	BENCHMARK



**INTERLOCK ENGINEERING CORPORATION**  
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WWW.INTERLOCKENGINEERING.COM

RECORD DATE: 02.12.2022  
REV. DATE: N/A  
DRAWN BY: WJ  
REVIEWED BY: JS

**PANAMA FLATS**  
UTILITY EASEMENT

**SURVEY PURPOSE**  
UTILITY EASEMENT

**SHEET TITLE**

**SHEET NUMBER**  
1 OF

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